



61 Thomas Street, Eighton Banks, NE9 7YA

£795 Per Calendar Month

Magnificent terraced house situated on Thomas Street in the highly sought-after area of Eighton Banks. Offering fantastic countryside views to the front. The property has been fully refurbished and modernized to the highest standard throughout and the accommodation briefly comprises :-

Entrance hall, open plan living / kitchen / dining area, large under stairs storage cupboard, rear lobby and ground floor WC with space for a washing machine. The first floor landing provides access to an impressive master bedroom, 2 further double bedrooms and family bathroom. The property is heated via a new gas fired combi boiler and central heating and has the benefit of uPVC double glazing throughout. The south facing front garden has a patio seating area and lawn and there is a yard to the rear. The immaculately-presented accommodation has been completely modernized and upgraded by the present owners, fully redecorated and has been fitted out with a new kitchen and new first floor bathroom and ground floor WC. In particular, the fitting out of the kitchen presents the potential buyer with a stunning kitchen comprising a wealth of units and a superb breakfast bar with feature lighting. The many extras offered with the sale will include all the brand-new quality kitchen appliances and the new carpeting and laminate flooring throughout. Early viewings are highly recommended to appreciate this beautiful family home.

Entrance Porch

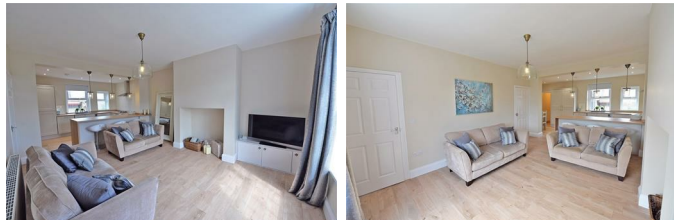
An entrance porch provides access into the hallway.

Entrance Hallway

A uPVC front entrance door opens into the hallway which has a staircase leading to the first floor.

Living Room

16'11" x 12'11" (5.16 x 3.95)



Recess to chimney breast, built in under stairs storage cupboard, laminate flooring, radiator, open access into the dining kitchen.

Dining Kitchen

16'4" x 10'6" (5 x 3.21)



Base and eye level units with contrasting work surfaces, an integrated oven, gas hob and cooker hood, integrated fridge and freezer, single sink, integrated dishwasher, laminate flooring, radiator, window overlooking the rear aspect.

Rear Hallway

Engineered wood flooring, radiator, access to the rear exit.

Utility/ Downstairs WC



Low level WC, hand wash basin, wall mounted Baxi boiler, vent- axia and laminate flooring.

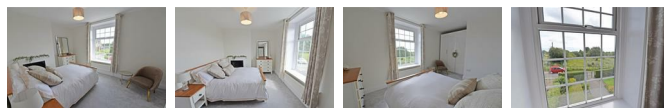
First Floor



Landing with loft access (the loft is partially boarded for storage and has ladder access).

Master Bedroom

16'9" x 10'0" (5.11 x 3.05)



Period fire surround, radiator, window overlooking the front elevation offering fabulous views.

Bedroom Two

11'10" x 8'2" (3.62 x 2.51)



Radiator, window overlooking the rear elevation.

Bedroom Three

8'11" x 7'11" (2.72 x 2.43)



Radiator, window overlooking the rear elevation.

Bathroom



Paneled bath with shower and a rainfall shower over, pedestal wash basin, low level WC, partial tiling to the walls, tiled floor, towel warmer and extractor.

External



There is a garden to the front which is laid to lawn and has flower borders and a yard to the rear.

Agent Note

Holding Fee:

To hold this property from other viewings while references are carried out we take one weeks rent as a holding deposit.

Upfront Costs:

1 Months rent upfront

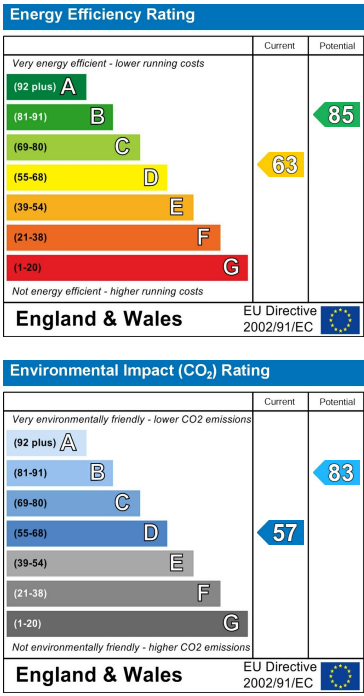
1 Months rent bond to be held in secure bond scheme

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract, purchaser should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give an representation or warranty in respect of the property.